

Heritage, design and access statement for proposed replacement of windows at 107 Camden Mews

This heritage, design and access statement has been prepared in support of an application for permission to change all first floor windows at 107 Camden mews (NW1 9AH).

Reasons for windows replacement:

We moved into the property 10 years ago. The previous owner had already downgraded all of the original wooden windows by a cheaper UPVC design which didn't match the adjacent properties windows. These UPVC windows have reached their live expectancy: having been badly installed, they are not insulating the house properly sound-wise and heating-wise; black mould has started to develop on and around the frames and they are currently presenting a health hazard (see attached pictures).

We have already replaced all of the ground floor and second floor UPVC windows when we built a side extension and added a dormer three years ago (application 2016/4820/P, granted on 16 January 2017).

We now need to replace and upgrade the first floor windows as soon as possible.

Style and adjacent properties:

Camden Mews is part of the Camden Square's conservation area. The house is located at the end of a row of terraced houses on the upper part of the Mews, at the crossing between Camden Mews and Camden Park Road. Camden Mews is a street with many different modern houses and developments and presents a great variety of architectural styles and windows.

The row of terraced houses extends from number 107 to 113. All the houses have the same 1970's red bricks build and a similar window design. Number 107, however, being an end-of-terrace property, has a slightly different design: one half is attached to the other houses in alignment, while the other half is recessed from the line of terraced houses and faces Camden Park Road with a side extension.

Proposal and design:

We are proposing to upgrade all the first floor windows to double glazed aluminium ones, using two different designs:

- We propose to revert to the original design of the adjacent terraced houses for the part of the building that is aligned with them – in fact coordinating better with the neighbouring properties than the current design (see W.I.01 on front elevation drawings). We propose to match the top opening and fixed lower pane for the line of sight. We would choose aluminium frames but keep the white colour and the frame design to match the line of neighbouring houses (see attached pictures).
- For the other windows, we propose aluminium single framed windows in a RAL 7016 colour (anthracite grey) to keep it consistent with all the other windows on that part of the house (see W.I.02, W.I.02", W.I.03, W.I.04, W.I.05 and W.I.06 on front, side and rear elevation drawings and attached pictures).

Examples of deteriorating windows (mould/rotting frames):



Existing front elevation:



Proposed front elevation:



Existing side elevation:



Proposed side elevation:



Existing rear elevation:



Proposed rear elevation:

